

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B.3 (103.3 & 1A00.3 B.3) to permit side yard setback of 42' on each side in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

We (Pridemark) have signed a contract to purchase Lot #7, Green Valley North Section II, for Mr. & Mrs. Stanford Alliker. The house Mr. & Mrs. Alliker are planning to build will not meet the zoning side yard requirements due to the small size of the lot in relationship to the other lots in the development. Mr. & Mrs. Alliker have been looking for a lot in this area in a price range they could afford for a long time. Much time has been spent on the design of this house and it would not be practical to redesign the house now. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Pridemark Ent., Inc. Carol Lemire
(Type or Print Name) Stanford Alliker
Signature
P.O. Box 278, Millersville, MD 21108
City and State
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Carol Lemire
Name Pridemark Ent., Inc.
P.O. Box 278 987-1100
Address Millersville, MD Phone No. 21108

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1981, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 14, 1981

Mr. Paul Schor
Landmark Construction Co.
2311 Hidden Glen Drive
Owings Mills, Md. 21117

RE: Item No. 34
Petitioner - Landmark Construction Company
Variance Petition

Dear Mr. Schor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Pridemark Ent., Inc.
P.O. Box 278
Millersville, Md. 21108



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 11, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #34 (1981-1982)
Property Owner: Landmark Construction Company
S/W corner Hidden Glen Drive and Ridge Valley Drive
Acres: 187.17/150.00 x 369.07/361.06
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 87506 executed in conjunction with the development of Green Valley North, of which this property comprises Lot 7, plat of Section 2, Green Valley North, recorded E.H.K., Jr. 39, Folio 75.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 34 (1981-1982).

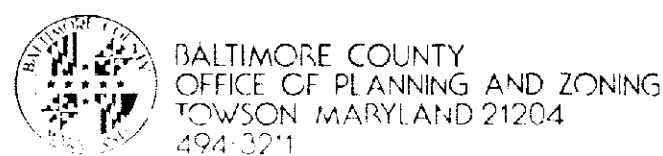
Very truly yours,

[Signature]
JOHN A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley
Robert Covahey

T-NE Key Sheet
57 NW 20 & 21 Pos. Sheets
NW 15 E & F Topo
50 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERGER
DIRECTOR

September 15, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #34, Zoning Advisory Committee Meeting, August 18, 1981, are as follows:

Property Owner: Landmark Construction Company
Location: SW/Corner Hidden Glen Drive and Ridge Valley Drive
Acres: 187.17/150.00 X 369.07/361.06
District: 8th

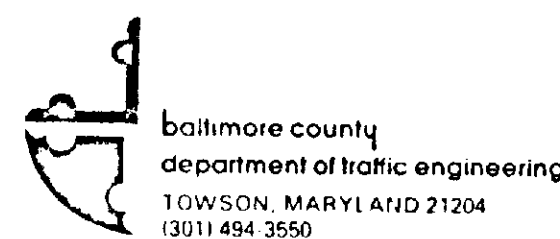
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning & Development

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
1931 484-3550

STEPHEN E. COLLINS
DIRECTOR

September 25, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of August 18, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 33 through 40.

[Signature]
Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

34



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

September 4, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 34, Zoning Advisory Committee Meeting of August 18, 1981, are as follows:

Property Owner: Landmark Construction Company
Location: SW/Corner Hidden Glen Drive and Ridge Valley Drive
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side yard setback of 42' on each side in lieu of the required 50'.
Acres: 187.17/150.00 X 369.07/361.06
District: 8th

The proposed dwelling will be served by an existing well and proposed sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until August 13, 1983.

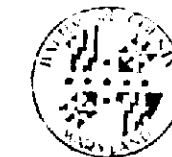
The location of the dwelling will not interfere with the location of either the well or septic system.

Prior to occupancy of the dwelling, the potability of the water supply must be verified by the collection of a bacteriological and chemical water sample.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Landmark Construction Company

Location: SW/Corner Hidden Glen Drive and Ridge Valley Drive

Item No.: 34 Zoning Agenda: Meeting of August 18, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle lead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 19, 1981
Charles E. (Red) Burnham
FROM: Zoning Advisory Committee
Meeting of August 17, 1981
SUBJECT: Meeting of August 17, 1981

ITEM NO. 33 Standard Comment
✓ ITEM NO. 34 Standard Comment
ITEM NO. 35 See Comment
ITEM NO. 36 See Comment
ITEM NO. 37 Standard Comment
ITEM NO. 38 Standard Comment
ITEM NO. 39 See Comment
ITEM NO. 40 Standard Comment

Charles E. Burnham
Charles E. (Red) Burnham
Plans Review Chief

CGB:rrj

Landmark Const.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. DuBel, Superintendent

Towson, Maryland - 21204

Date: August 13, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 18, 1981

RE: Item No: 33, 34, 35, 36, 37, 38, 39, 40
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE
SW/corner of Hidden Glen Dr. and :
Ridge Valley Dr. - 8th Election : DEPUTY ZONING
District : COMMISSIONER
Landmark Construction Co. - Peti- :
tioner : OF
NO. 82-107-A (Item No. 34) :
: BALTIMORE COUNTY

The petitioner has withdrawn this petition; therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of January, 1982, that said petition be and the same is hereby DISMISSED without prejudice.

Jan M. H. Hess
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Hidden Glen Dr. and :
Ridge Valley Dr., 8th District : OF BALTIMORE COUNTY
LANDMARK CONSTRUCTION CO. : Case No. 82-107-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1981, a copy of the foregoing Order was mailed to Mr. Paul Scher, Landmark Construction Company, 2311 Hidden Glen Drive, Owings Mills, Maryland 21117, Petitioner; and Carol Lemire & Stanford Alliker, Pridemart Ent., Inc., P. O. Box 278, Millersville, Maryland 21103, Contract Purchasers.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-107-A Item 34
SUBJECT: Petition for Variance
Southwest corner of Hidden Glen Drive and Ridge Valley Drive
Petitioner- Landmark Construction Co.

Petition for Variance
Southwest corner of Hidden Glen Drive and Ridge Valley Drive
Petitioner- Landmark Construction Co.

Eighth District

HEARING: Thursday, October 22, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH:ab

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest corner of Hidden Glen Drive and Ridge Valley Dr.
DATE & TIME: Thursday, October 22, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 42' on each side in lieu of the required 50'

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 (103.3 & 1A00.2B.3) - Minimum side yard setback in R.C.5 Zone

All that parcel of land in the Eighth District of Baltimore County

ZONING DESCRIPTION

Beginning on the southwest corner of Hidden Glen Drive and Ridge Valley Drive. Being Lot No. 7, Section II, Green Valley North. Recorded in the Land Records of Baltimore County in Book 39, folio 75. Eighth Election District. Also known as 2301 Hidden Glen Drive or 11914 Ridge Valley Drive.

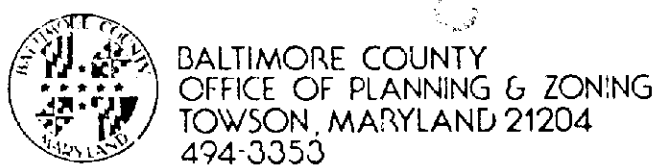
Being the property of Landmark Construction Co., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 22, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILMS

DATE: January 27, 1982
BY: *John M. H. Hess*
ADMINISTRATIVE ASSISTANT



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 15, 1981

Mrs. Carol Lemire
Pridemark Ent., Inc.
P. O. Box 278
Millersville, MD 21108

RE: Petition for Variance
SW/cor. of Hidden Glen Dr., & Ridge Valley Dr.
Landmark construction Co., Inc. - Petitioner
Case #82-107-A

Dear Mrs. Lemire:
This is to advise you that \$46.25 is due for advertising and posting of the above property

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101685

DATE 10/26/81 ACCOUNT 01-662
AMOUNT \$46.25
RECEIVED FROM Pridemark Enterprises, Inc.
FOR Posting & Advertising of Case #82-107-A
(Landmark Construction Co.)
VALIDATION OR SIGNATURE OF CASHIER

Mr. Paul Baber
Landmark Construction Co.
2311 Hidden Glen Drive
Owings Mills, Md. 21117

Pridemark Ent., Inc.
P.O. Box 278
Millersville, Md. 21108

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of August, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Landmark Construction Co.

Petitioner's Attorney

Reviewed by: Nicholas B. Comandari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: WJR										
Revised Plans: Change in outline or description										
Previous case: 77-114 A										
Map # 2D										

Item # 34

Mrs. Carol Lemire
Pridemark Enterprises, Inc.
P. O. Box 278
Millersville, Maryland 21108

NOTICE OF HEARING

RE: Petition for Variance
SW/cor of Hidden Glen Dr. & Ridge Valley Dr.
Landmark Construction Co. - Petitioner
Case #82-107-A

TIME: 9:45 A.M.

Thursday, October 22, 1981

DATE:

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

January 27, 1982

Bennett Gaines, Esquire
10 Light Street
Baltimore, Maryland 21202

RE: Petition for Variance
SW/corner of Hidden Glen Dr. and
Ridge Valley Dr. - 8th Election District
Landmark Construction Co. - Petitioner
NO. 82-107-A (Item No. 34)

Dear Mr. Gaines:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Paul Baber
Landmark Construction Company
2311 Hidden Glen Drive
Owings Mills, Maryland 21117

John W. Hession, III, Esquire
People's Counsel

Pridemark Enterprises, Inc.
P. O. Box 278
Millersville, Maryland 21108

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office of
Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition 82-107-A

Dear Mr. Hammond:

Please dismiss the captioned case so that the amended Petition for Zoning Variance may be filed with respect to the subject properties.

This letter is being signed by authorized representatives of Landmark Construction, Inc. and Pridemark Enterprises, Inc. Landmark is the owner of record and Pridemark is the contract purchaser of the subject property. The original Petition was also by Stanford Alliker, who was a contract purchaser of a Pridemark custom home. Mr. Alliker's contract has been canceled and he is no longer an interested party.

In filing a revised Petition for Variance at this time, we do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with a new application for a variance prior to the expiration of said appeal period.

We hereby relieve Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after we apply for a new variance.

Very truly yours,

LANDMARK CONSTRUCTION, INC.

By: [Signature]

PRIDEMARK ENTERPRISES, INC.

By: [Signature]

Petition for
Variance
8TH DISTRICT

ZONING: Petition for
Variance
LOCATION: Southwest
corner of Hidden Glen
Drive and Ridge Valley
Dr.

DATE & TIME: Thurs-
day, October 22, 1981 at
9:45 A.M.
PUBLIC HEARING
Room 106, County Office
Building, 111 W. Ches-
apeake Ave.

The Zoning Commis-
sioner of Baltimore Coun-
ty, by authority of the
Zoning Act and Regula-
tions of Baltimore County,
will hold a public hearing.

Petition for Variance to
permit side yard setbacks
of 42 on each side in lieu
of the required 50.

The Zoning Regulation
to be excepted as follows:
Section 1404.3B (103.3
& 1406.3B (1) - Minimum
side yard setback in R.C. 3
Zone

All that parcel of land in
the Eighth District of Bal-
timore County

Beginning on the south-
west corner of Hidden
Glen Drive and Ridge Val-
ley Drive, Being Lot No. 7,
Section II, Green Valley
North, Recorded in the
Land Records of Bal-
timore County in Book 39,
folio 75, Eighth Election
District. Also known as
2301 Hidden Glen Drive or
1914 Ridge Valley Drive.

Being the property of
Landmark Construction
Co., as shown on plat plan
filed with the Zoning De-
partment.

Hearing Date: Thurs-
day, October 22, 1981 at
9:45 A.M.
Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson,
Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Sept 30, 1981

This is to Certify, That the annexed

was inserted in the Times, a newspaper printed
and published in Baltimore County, once in each
of 10 successive
weeks before the 3rd day of
August, 1981
Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

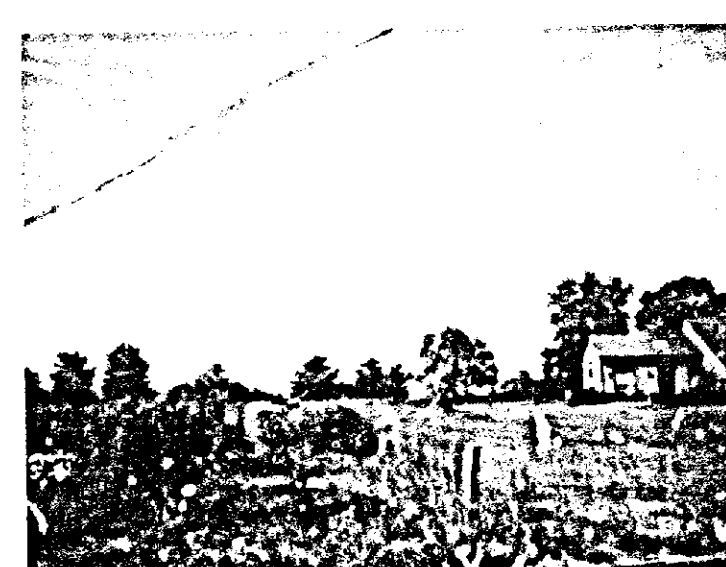
District 8th
Posted for: VARIANCE
Petitioner: LANDMARK CONSTRUCTION CO.
Location of property: S.W. COR. OF HIDDEN GLEN DR. & RIDGE VALLEY DR.
Location of Signs: S.W. COR. OF HIDDEN GLEN DR. & RIDGE VALLEY DR.
Remarks:
Posted by: [Signature]
Number of Signs: 1

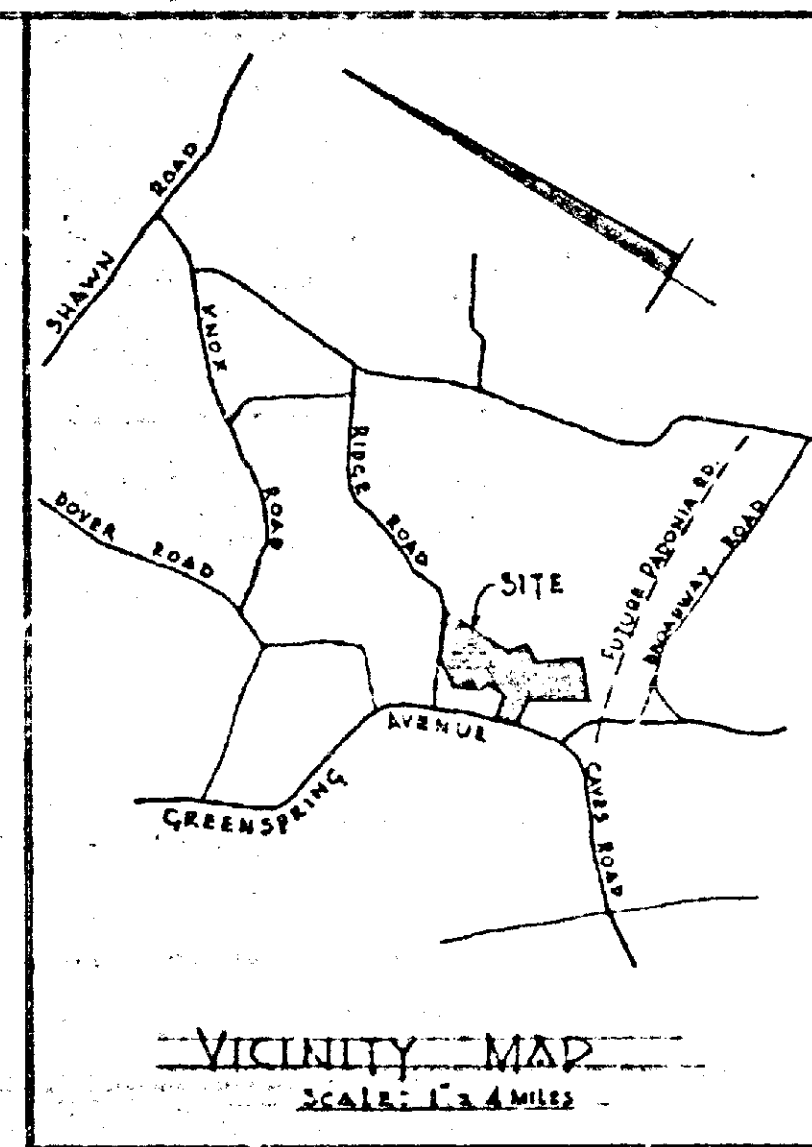
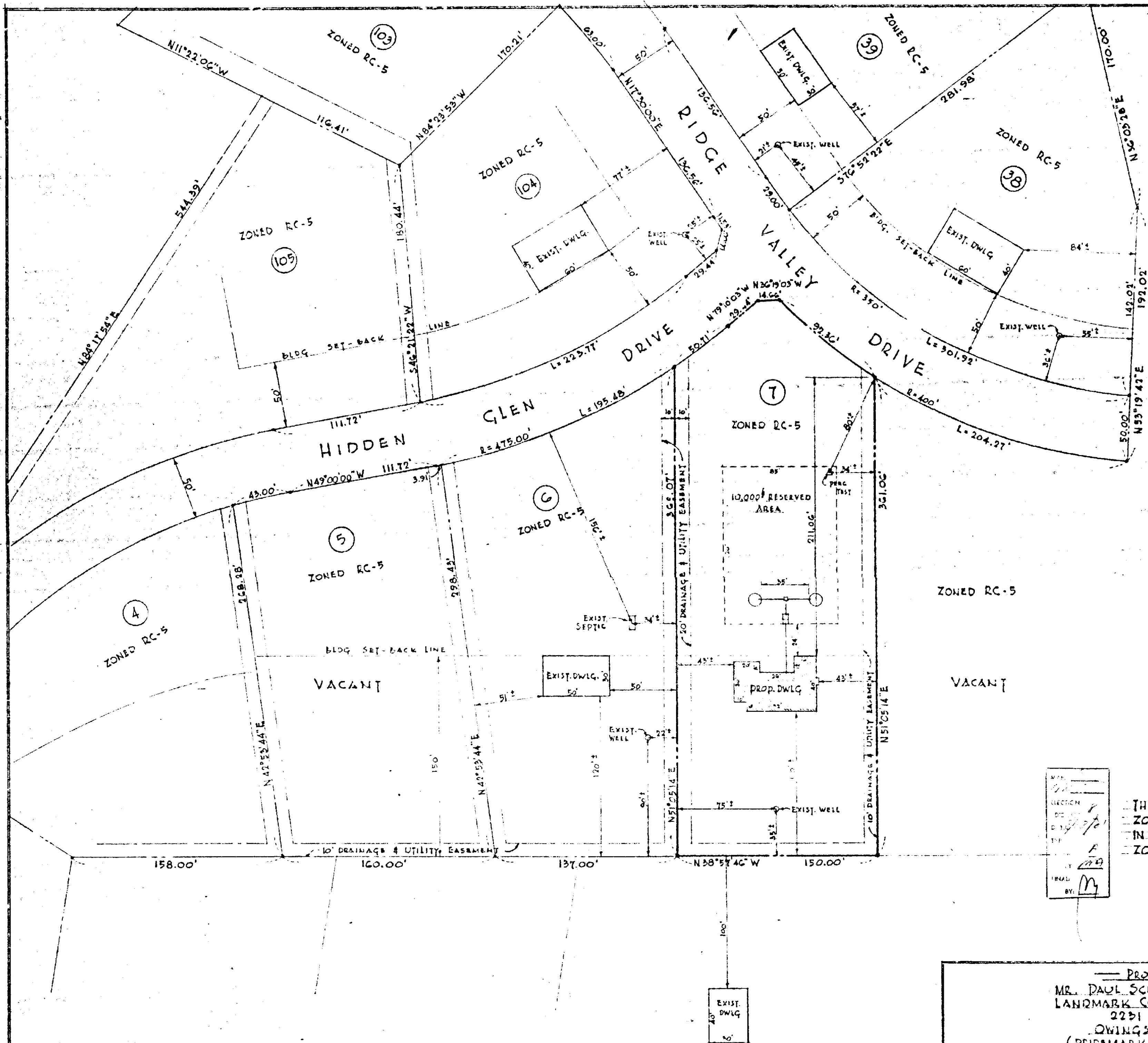
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 1, 1981
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., 21204, at
\$65.000.00 per week before the 22nd
day of October, 1981, the first publica-
tion appearing on the 1st day of October,
1981.

THE JEFFERSONIAN
L. Frank Johnston
Manager

Cost of Advertisement, \$





DATE	11/1/01
SECTION	1
DEPT.	1
BY	1

THIS PLAN TO ACCOMPANY REQUEST FOR
ZONING VARIANCE REQUEST CHANGE
IN SIDE YARD REQUIREMENT, PRESENT
ZONING IS 50 FT REQUEST CHANGE TO 42 FT.

PROPERTY OF
MR. PAUL SCHER
LANDMARK CONSTRUCTION COMPANY
2231 HIDDEN GLEN DR.
OWINGS MILL, MD. 21117
(PEDEMARK HOMES - S. ALLIKER)
GREEN VALLEY NORTH
8TH. ELECT. DIST., BALTIMORE COUNTY, MD.
SCALE: 1" = 50'
E.M.K., JR. 39 FOLIO 75